



7 Spring Road, Barnacle, Coventry, CV7 9LG

HOWKINS &
HARRISON

7 Spring Road, Barnacle,
Coventry, CV7 9LG

For Sale by Online Auction on
Wednesday 6th May 2026 at 12
noon.

An attractive, one bedroom mid terrace
Victorian cottage, situated in this popular
village location, boasting character beams
and off-road vehicular parking to the front.
Whether you are looking to take your first
step onto the property ladder or seeking a
quaint retreat, this delightful Victorian cottage
is sure to impress.

Features

- Popular village location
- Character beams
- Living room
- Off-road vehicular parking
- One bedroom
- UPVC double glazing
- Energy rating - C



Location

Text-F11 Barnacle is a friendly community with a lively village hall offering a number of social and fundraising events throughout the year. There are lots of walks and paths and the village is on the Coventry Way 40 mile footpath round Coventry. There are also footpaths to Bulkington, Bedworth and Shilton. The nearby villages of Bulkington and Wolvey offer everyday amenities and schooling, whilst the nearby city of Coventry is just over 7 miles away, providing a wider range of facilities. School buses run to Wolvey, Bulkington, Bedworth, Nuneaton and Rugby. The village is in close proximity to Ansty Golf Club, Coombe Abbey Country Park, the Ricoh Arena and the NEC. It is also very well positioned for the commuter, being just 3 miles from the M6, M69 and A46.



Ground Floor

The property opens into a welcoming living room, with window to the front aspect, character beams to the ceiling, stairs rising to the first floor and a feature fireplace with gas fire inset, granite hearth and wooden surround, which provides an attractive focal point to the room. The living room combines space for relaxing with an area for dining. A door leads through to the kitchen which is fitted with a range of cream wall and base units and a single electric oven with gas hob, along with space and plumbing for a washing machine and space for an under-counter fridge.

First Floor

The first floor landing provides access to a delightful bedroom and bathroom. The spacious bedroom is light and airy, overlooking the front elevation and benefits from double built-in wardrobes. The adjacent bathroom is fitted with a white suite comprising of a panelled bath with shower over, WC and a wash hand basin inset into a vanity unit beneath with cupboard beneath.

AML

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available. Each purchaser is subject to a £30 AML check fee.



Auction Terms

The property is for sale by online auction on Wednesday 29th April 2026 at 12pm. All details, terms, conditions, and contract pack are available on our website.

Online Auction Access

Please visit the Howkins & Harrison website (howkinsandharrison.co.uk), click 'Auctions' in the main heading menu then 'Online Auctions'.

To bid; click 'Register' and verify your email address.

Auction Payments

Full terms and conditions for the online auction are available on our website.

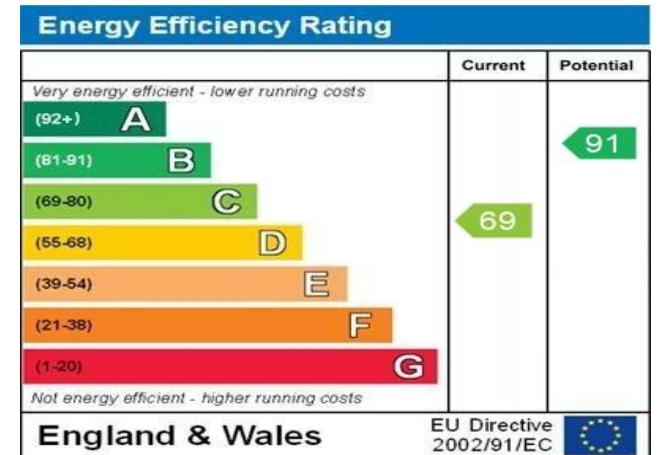
Should you be successful in the purchase of this property, the following payments are due upon exchange:
£4,800 (incl VAT) is taken from the registered card (on the fall of the hammer) and is apportioned as follows:
Auctioneers Platform Fee - £2,400 (inc VAT)
Auction Buyers Premium - £2,400 (inc VAT)

The purchaser will be required to pay the full 10% deposit of the purchase price directly to their solicitor by 12noon the next working day. We would advise you have a solicitor instructed prior to the auction end date to deal with funds upon exchange.

The balance of the purchase price (plus any admin fees or search costs) have to be paid by completion (28 days after Exchange). These costs are set out below:

Repayment of the search costs - £377 (Incl vat)
Buyers Administration fee - £480 (plus VAT)
Transfer fee - TBC Maximum of £200 (plus VAT)

Full terms and conditions for the online auction are available on our website.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

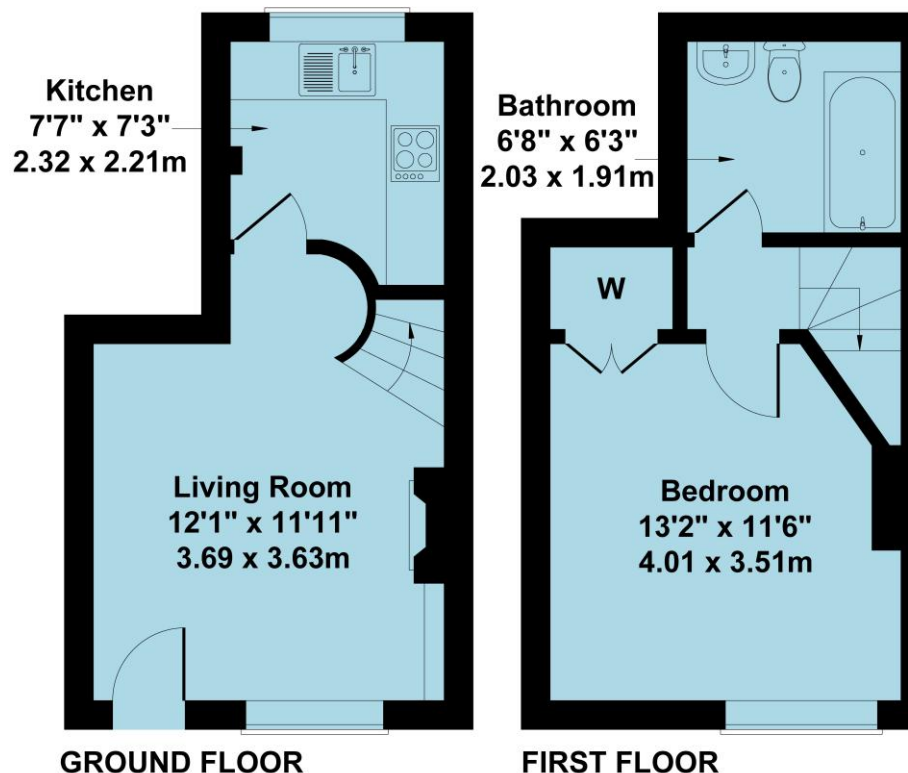
Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – A.

7 Spring Road Barnacle CV7 9LG

Approximate Gross Internal Area

452 sq ft - 42 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.